

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2024030835**

**Project Title:** Mossdale Landing West Specific Plan

Lead Agency: City of Lathrop Contact Person: Rick Caguait, Dir. of Comm. Devel.  
 Mailing Address: 390 Towne Centre Drive Phone: (209) 941-7290  
 City: Lathrop Zip: 95330 County: San Joaquin County

**Project Location:** County: San Joaquin County City/Nearest Community: Lathrop  
 Cross Streets: West of McKee Blvd and River Islands Pkwy Zip Code: 95330

Longitude/Latitude (degrees, minutes and seconds): 37 ° 48 ' 33.92 " N / 121 ° 18 ' 58.04 " W Total Acres: 207.1

Assessor's Parcel No.: See Ch. 2 of DEIR for list of APNs Section: 33 Twp.: 1S Range: 6 Base: MDBM

Within 2 Miles: State Hwy #: I-5, SR-120 Waterways: San Joaquin River

Airports: N/A Railways: UPRR Schools: Mossdale ES,STEAM, River Isl. Tech.

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Williamson Act Cancellation

**Development Type:**

Residential: Units Up to 912 Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: parks and open space  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Energy

**Present Land Use/Zoning/General Plan Designation:**

City Land Use: Low Density Residential; City Zoning: Low Density Residential, Public Schools Parks Open Space

**Project Description:** (please use a separate page if necessary)

The Mossdale Landing West Specific Plan (Specific Plan or Project) would include the construction and associated operation of up to 912 residential units with associated park, circulation, and utility improvements over five phases. The Specific Plan provides a total of 829 dwelling units, which creates a density of 5.43 dwelling units / acre. However, to provide a residential unit buffer, a maximum of 912 units are assumed in this analysis. As such, the analysis is conservative as the number of units constructed at buildout would likely be closer to 829, as shown on the Vesting Tentative Subdivision Map. The Mossdale Landing West Specific Plan is based upon the Mossdale Village plan and policies. See the Ch. 2 of the DEIR for the full description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>10</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date January 9, 2025 Ending Date February 24, 2025

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>De Novo Planning Group</u>	Applicant: <u>City of Lathrop Community Development Department</u>
Address: <u>1020 Suncast Lane Suite 106</u>	Address: <u>390 Towne Centre Drive</u>
City/State/Zip: <u>El Dorado Hills CA</u>	City/State/Zip: <u>Lathrop, CA 95330</u>
Contact: <u>Elise Laws</u>	Phone: <u>209 941 7290</u>
Phone: <u>916 235 01167</u>	

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Signature of Lead Agency Representative: Elise Laws  Date: January 9, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.